

6-7 Coelus Street,  
Hull, HU9 1AX

# FOR SALE

Freehold office property

Extending to approximately  
79.3 sq m (854 sq ft) overall

Close to the city centre  
with good access to the  
Clive Sullivan Way / A63

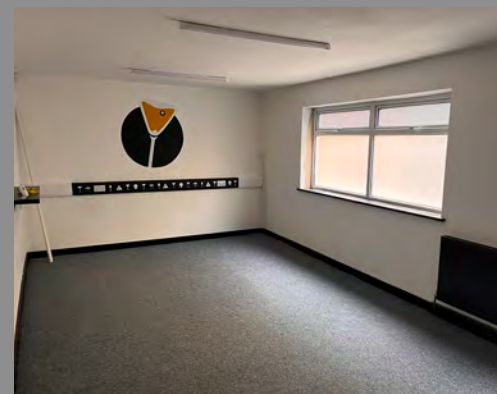
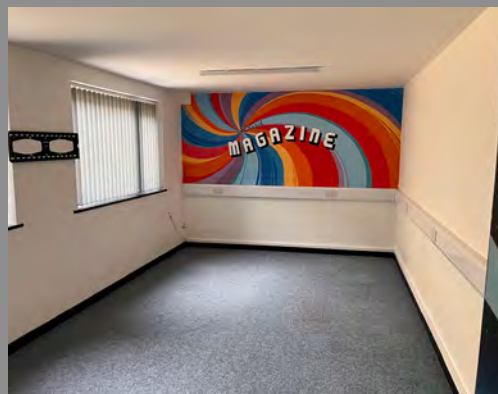
Perfect for a  
start-up business / SME

Suitable for other uses subject to  
necessary consents

**Guide Price £60,000**



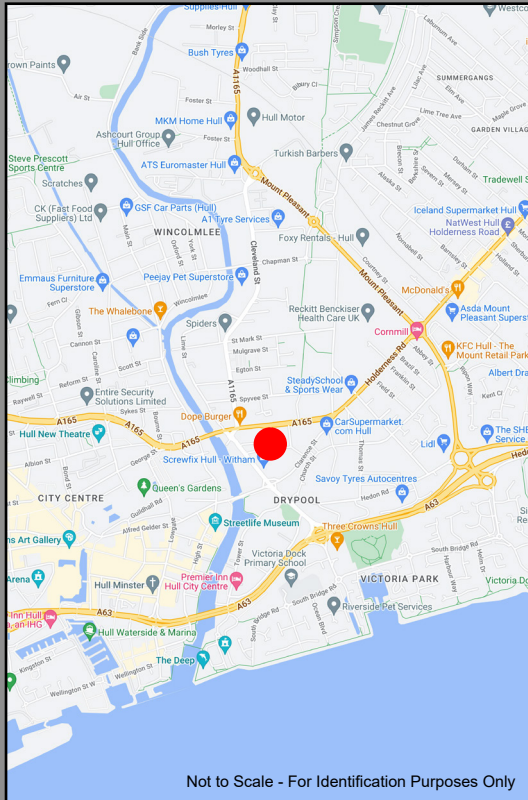
**Scotts**  
01482 325634





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www.scotts-property.co.uk

## LOCATION

The subject property is located on Coelus Street off Great Union Street within a mile east of Hull city centre. The immediate area is largely commercial with a range of industrial/retail operations namely car sales & repairs, warehousing and trade counters.

## DESCRIPTION

The subject property comprises a two-storey office building of brick construction under a felt flat roof.

Internally the property provides office accommodation over both floors with a staff kitchen and two WCs. The property benefits from a gas-fired central heating with wall-mounted radiators, carpet flooring, perimeter trunking and uPVC double glazing throughout.

On-street parking is available outside the property and on the surrounding streets.

## ACCOMMODATION

Ground	34.8 sq m	(375 sq ft)
First	41.6 sq m	(448 sq ft)
<b>Total</b>	<b>79.3 sq m</b>	<b>(854 sq ft)</b>

## TERMS

The property is offered For Sale at a guide price of £60,000.

## RATEABLE VALUE

The premises are listed on the Rating List as 'dance studio & Premises' with a Rateable Value of £3,700 effective 1 April 2023 (Source VOA website).

Under current legislation, an eligible occupier may benefit from small business rates relief subject to occupier status.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING: D (83)**

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Danielle Smart [danielle@scotts-property.co.uk](mailto:danielle@scotts-property.co.uk) 07739 590596

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